

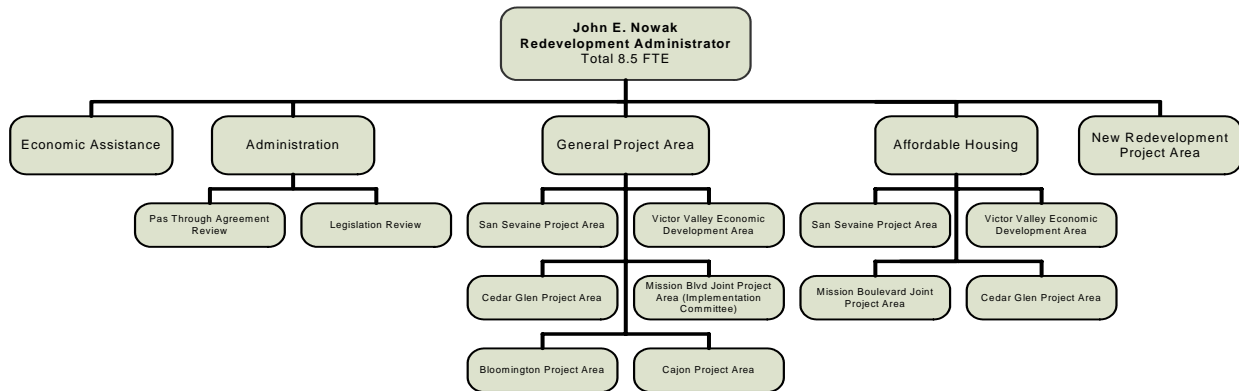
REDEVELOPMENT AGENCY

John E. Nowak

MISSION STATEMENT

The county's Redevelopment Agency serves to improve economic opportunities and affordable living conditions within established redevelopment project areas in the unincorporated county, through the effective and efficient utilization of California redevelopment law, appropriate use of tax increment revenues, and cooperative programs with other county agencies and communities

ORGANIZATIONAL CHART



SUMMARY OF BUDGET UNITS

	2005-06			
	Appropriation	Revenue	Fund Balance	Staffing
San Sevaine Operating Fund	11,343,625	3,965,000	7,378,625	8.5
San Sevaine Housing Fund	5,901,162	1,065,000	4,836,162	-
San Sevaine Debt Service Fund	3,209,535	1,587,135	1,622,400	-
San Sevaine Capital Projects	4,012,656	74,000	3,938,656	-
San Sevaine Capital Housing Projects	258,338	-	258,338	-
VVEDA Operating Fund	602,699	38,000	564,699	-
VVEDA Housing Fund	352,435	53,000	299,435	-
Cedar Glen Operating Fund	143,003	50,000	93,003	-
Cedar Glen Housing Fund	12,000	12,000	-	-
Mission Blvd Housing Fund	83,757	38,600	45,157	-
Bloomington Operating Fund	333,835	205,000	128,835	-
Cajon Operating Fund	357,304	205,000	152,304	-
TOTAL	26,610,349	7,292,735	19,317,614	8.5

DESCRIPTION OF MAJOR SERVICES FOR ALL BUDGET UNITS

The Redevelopment Agency of the County of San Bernardino was established in 1980 under the California Community Redevelopment Act. Although a study was made at that time to assess the feasibility of establishing one or more redevelopment project areas, no projects were created. The proposal to build a speedway on a portion of the site once occupied by the former Kaiser Steel Plant near Fontana stimulated new interest in redevelopment. As a result of that interest, in 1995 the entire former Kaiser site and other blighted industrial property in its vicinity were incorporated into a project called the San Sevaine Redevelopment Project. The major objectives of the project are to encourage private sector investment in the development and redevelopment of the area by removing impediments to growth, eliminating and/or preventing the spread of blight and deterioration, and correcting infrastructure deficiencies. An amendment to the San Sevaine Project Area was adopted in November 2004, expanding the area by approximately 50% and approving other administrative changes. A portion of the amendment area may be removed from the Project Area in FY 2005-06 under a proposal being considered.

In 1993, the Victor Valley Redevelopment Project was established for the purpose of providing economic development at the former George Air Force Base. The Project Area was a joint project of the Cities of Adelanto, Hesperia, Victorville, the Town of Apple Valley, and the County of San Bernardino. The Project is



under the direction of the Victor Valley Economic Development Authority (VVEDA) and is administered by the City of Victorville. The county receives a portion of the tax increment generated within the unincorporated areas of the project.

In 2003, the County of San Bernardino approved the Mission Boulevard Joint Redevelopment Project Area, a joint Project with the City of Montclair. Pursuant to the terms of the Redevelopment Plan and a Cooperation and Implementation Agreement, the City of Montclair has the administrative responsibility of managing the general redevelopment activities. The county and the city each administer the housing set-aside funds generated in each jurisdiction's territory.

In 2004, the Cedar Glen Disaster Recovery Redevelopment Plan was adopted to assist with the rebuilding of part of the area destroyed by the 2003 Old Fire. Funds are established to account for general operation and housing operation for the Project Area. The Project Area will begin to receive tax increment revenues in 2005-06.

In 2004, the Redevelopment Agency began initial steps toward the creation of two new project areas in the communities of Bloomington and Cajon (areas in and around Muscoy). Funds have been established for both areas to account for the general operation for the proposed project areas. It is anticipated that the both project areas can be established by November 2005 and will begin to receive tax increment revenue in 2006-07.

San Sevaire Operating Fund

DESCRIPTION OF MAJOR SERVICES

This operating fund was created to account for the Redevelopment Agency's administrative functions, including staffing requirements. Beginning in 2005-06 all tax increment revenues for general purposes are deposited directly in the Operating Fund. Debt service obligations are transferred to the Debt Service Fund for indebtedness payments.

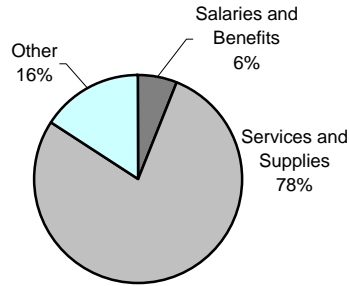
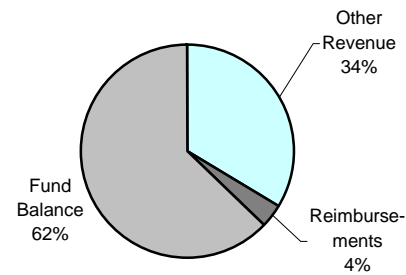
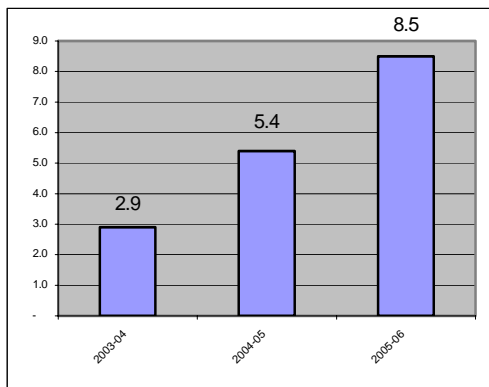
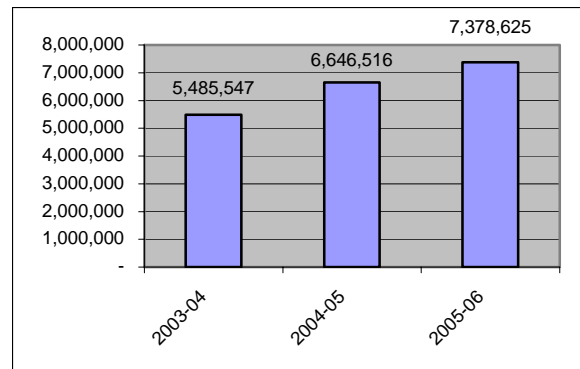
BUDGET AND WORKLOAD HISTORY

	Actual 2003-04	Budget 2004-05	Actual 2004-05	Budget 2005-06
Appropriation	1,881,528	8,606,816	2,662,632	11,343,625
Departmental Revenue	2,734,674	1,960,300	3,592,709	3,965,000
Fund Balance		6,646,516		7,378,625
Budgeted Staffing		5.4		8.5
Workload Indicators				
General				
Number of pass-through agreements reviewed/modified	-	4	5	5
New Project Areas created	-	3	1	3
Community information newsletters/meetings on redevelopment	-	3	25	25
Project Area Activities				
Plan amendments completed	-	1	1	1
Economic plans completed	-	2	1	2
Business assistance loans and/or grants completed	-	4	1	4
Project Area development standards prepared & adopted	-	2	-	2
Development plans reviewed	-	40	30	40
Marketing projects undertaken	-	5	2	6
Affordable Housing Activities				
Housing implementation plans completed	-	4	3	1
Affordable housing DDAs prepared and approved	-	2	-	1
Affordable housing loans/grants completed	-	2	-	2
Substandard housing units improved or eliminated	-	4	-	3

In accordance with Section 29009 of the State Government Code, the entire unreserved fund balance must be appropriated each year. Accordingly, actual expenditures in this fund are typically less than budgeted. The amount not expended is carried over to the subsequent year's budget.

Due to an accounting change all operating tax increment revenue will be deposited directly into the Operating Fund in 2005-06 rather than the Debt Service Fund. This accounting change resulted in a one time Operating Transfer-In for 2004-05 from the Debt Service funds, which resulted in higher than anticipated revenue.



2005-06 BREAKDOWN BY EXPENDITURE AUTHORITY**2005-06 BREAKDOWN BY FINANCING SOURCE****2005-06 STAFFING TREND CHART****2005-06 FUND BALANCE TREND CHART**

GROUP: Other Agencies
DEPARTMENT: Redevelopment Agency
FUND: San Seavine Operating Fund

BUDGET UNIT: SPF RDA
FUNCTION: General
ACTIVITY: Other General

	2004-05 Actuals	2004-05 Final Budget	2005-06 Board Approved Base Budget	2005-06 Board Approved Changes to Base Budget	2005-06 Final Budget
Appropriation					
Salaries and Benefits	349,242	409,117	440,455	262,456	702,911
Services and Supplies	1,506,815	7,845,153	7,820,097	1,360,686	9,180,783
Central Computer	317	117	142	-	142
Other Charges	58,949	48,000	48,000	2,500	50,500
Transfers	349,546	414,410	414,410	139,626	554,036
Total Exp Authority	2,264,869	8,716,797	8,723,104	1,765,268	10,488,372
Reimbursements	(202,237)	(290,515)	(290,515)	(124,500)	(415,015)
Total Appropriation	2,062,632	8,426,282	8,432,589	1,640,768	10,073,357
Operating Transfers Out	600,000	180,534	180,534	1,089,734	1,270,268
Total Requirements	2,662,632	8,606,816	8,613,123	2,730,502	11,343,625
Departmental Revenue					
Taxes	-	-	6,307	3,848,693	3,855,000
Use of Money and Prop	153,070	78,000	78,000	32,000	110,000
Total Revenue	153,070	78,000	84,307	3,880,693	3,965,000
Operating Transfers In	3,439,639	1,882,300	1,882,300	(1,882,300)	-
Total Financing Sources	3,592,709	1,960,300	1,966,607	1,998,393	3,965,000
Fund Balance		6,646,516	6,646,516	732,109	7,378,625
Budgeted Staffing		5.4	5.4	3.1	8.5



DEPARTMENT: Redevelopment Agency
 FUND: San Seavine Operating Fund
 BUDGET UNIT: SPF RDA

BOARD APPROVED CHANGES TO BASE BUDGET

Brief Description of Board Approved Changes	Budgeted Staffing	Appropriation	Departmental Revenue	Fund Balance
1. Salaries and Benefits The addition of 2.1 positions due to the increase in workload for three additional redevelopment project areas, 1.0 RDA Analyst-\$79,773, 1.0 Staff Analyst II-\$83,398, and .1 increase for the Redevelopment Administrator-\$14,130 for a total cost increase of \$177,301 and miscellaneous adjustments for steps and benefit changes resulted in an increase of \$5,382.	3.1	262,456	-	262,456
** Final Budget Adjustment - Additional Position A RDA Analyst position was added during the final budget to handle the increase in workload for an increase in salaries and benefits of \$79,773 and services and supplies of \$20,955. This increase was offset by a decrease in services and supplies appropriations of (\$81,583) and an increase in reimbursements of \$19,145.				
2. Services and Supplies *Increase of \$1,408,398 based upon estimated fund balance. *Decrease of (\$508,000) in expenditures for new project area costs. *Estimated Economic Incentives of \$500,000 for the San Seavine Project Area. *Increase of \$60,398 for inventoriable equipment and miscellaneous expenditures due to increase in staff.	-	1,360,686	-	1,360,686
** Final Budget Adjustment - Fund Balance Decrease in services and supplies of (\$39,482) due to a lower fund balance than anticipated.				
3. Other Charges Increase in interest paid of \$2,500 on the RDA operating loan from the general fund.	-	2,500	-	2,500
4. Transfers Increase in transfers for the reimbursement of 1.0 Code Enforcement Officer of \$116,616 for code enforcement services in the San Seavine Project Area and rent increases of \$23,010.	-	139,626	-	139,626
5. Reimbursements Increase in reimbursements from San Seavine Housing, VVEDA, Cedar Glen, Mission Boulevard, Bloomington, and Cajon for reimbursement of Operating Costs of the RDA.	-	(124,500)	-	(124,500)
6. Operating Transfers Out *Decrease in loans of (\$180,534) to Cedar Glen and Mission Blvd Redevelopment Project Areas for operating costs. *Increase of \$250,000 for the payment of projects in the San Seavine Project Area to the RDA Capital Project Fund (SPD-RDA). *Increase for the the payment of the 2000 Tax Allocation Bond of \$1,225,268 to the Debt Service Fund. Due to an accounting change Tax Increment revenue for the San Seavine Project Area will now be directly deposited into the San Seavine Operating Fund rather than into the Debt Service Fund, therefore funds must be transferred to the Debt Service Fund (DBR-RDA) to make the 2000 Tax Allocation bond payment.	-	1,089,734	-	1,089,734
7. Taxes Due to an accounting change tax increment revenue for the San Seavine Project Area will now be directly deposited into the San Seavine Operating Fund rather than into the Debt Service Fund (DBR RDA). Revenue from taxes is expected to increase 1,972,700 in 2005-06 over the 2004-05 budgeted amount.	-	-	3,848,693	(3,848,693)
8. Revenue from the use of money Increase in interest revenue.	-	-	32,000	(32,000)
9. Other Revenue Increase in cash contribution of \$205,000 from Catellus Corporation for reimbursement of transportation improvements in the San Seavine Project Area.	-	-	-	-
** Final Budget Adjustment - Revenue Reduction Decrease in other revenue of (\$205,000) due to Catellus undertaking the construction of the transportation improvements in the San Seavine Project Area, this is offset by a reduction in operating transfers out.				
10. Operating Transfers In Due to an accounting change tax increment revenue for the San Seavine Project Area will now be directly deposited into the San Seavine Operating Fund rather than into the Debt Service Fund (DBR RDA).	-	-	(1,882,300)	1,882,300
Total	3.1	2,730,502	1,998,393	732,109

** Final Budget Adjustments were approved by the Board after the proposed budget was submitted.

DEPARTMENT: Redevelopment Agency
 FUND: San Seavine Operating Fund
 BUDGET UNIT: SPF RDA

IMPACTS DUE TO STATE BUDGET CUTS

Brief Description of State Budget Cuts	Budgeted Staffing	Appropriation	Departmental Revenue	Fund Balance
Education Resource Augmentation Fund (ERAF) Shift Increase in the estimated 2005-06 ERAF shift of Property Tax revenue to fund Education. The 2005-06 amount of (\$300,000) is based upon the January Preview of the State Budget for 2005-06. In 2004-05 the ERAF Shift was budgeted at (\$275,000) in the Debt Service Fund (DBR RDA).	-	(25,000)	(25,000)	-
Total	-	(25,000)	(25,000)	-

